

Saltgrass at Ward Creek Homeowners Assoc., Inc.

2026 Common Area Budget

	G/L Code	Actuals as of 11/30/2025	Projected 2025	2025 Budget	2026 Budget	Comment
<u>REVENUES</u>						
Residential Assessments	4000	24,689	33,323	692,160	692,160	
Developer Assessments	4125	3,781	3,781			
Late Fees & Interest	4710	-		-	-	
Legal Reimbursements	4720	-		-	-	
Total Operating Income		28,470	37,104	692,160	692,160	
<u>EXPENSES</u>						
Administrative						
Decorations	5035	-	-	10,000	10,000	
Office Supplies Exp	5090	-	-	1,400	1,400	
Other Admin Exp	5195	-	-	156	156	
Total Administrative		-	-	11,556	11,556	
Communications						
Postage/Printing/Meetings	5215	100	100	13,250	13,250	
Total Communications		100	100	13,250	13,250	
Insurance						
Insurance Premiums	5400	-	-	60,000	60,000	
Total Insurance		-	-	60,000	60,000	
Utilities						
Electric Service	6000	-	-	35,464	35,464	
Water Service	6025	-	-	18,000	18,000	
Trash & Recycling	6035	-	-	141,120	141,120	
Cable Service	6045	-	-	2,400	2,400	
Total Utilities		-	-	196,984	196,984	
Landscaping						
Grounds & Landscaping - Contract	6100	26,000	26,000	140,100	140,100	
Pinestraw	6145	-	-	30,000	30,000	
Total Landscaping		26,000	26,000	170,100	170,100	
Irrigation						
Irrigation Repair & Maintenance	6200	104	104	13,360	13,360	
Total Irrigation		104	104	13,360	13,360	
Operations						
Permits & Licenses	6300	-	-	450	450	
Total Operations		-	-	450	450	

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Contracted Services						
Pool Management	6438	-	-	18,000	18,000	
Safety & Security	6440	-	-	7,160	7,160	
Total Contracted Services		-	-	25,160	25,160	
Repair & Maintenance						
General Repairs & Maintenance	6600	-	-	22,000	22,000	
Janitorial Supplies & Maintenance	6635	-	-	24,000	24,000	
Pest Control Supplies & Maintenance	6690	-	-	300	300	
Termite Bond	6692	-	-	1,500	1,500	
Pet Stations & Supplies	6694	-	-	6,000	6,000	
Pool Supplies/Repair & Maintenance	6700	-	-	12,000	12,000	
Retention Pond Repair & Maintenance	6720	-	-	6,500	6,500	
Total Repair & Maintenance		-	-	72,300	72,300	
Professional Services						
Audit & Tax Services	7000	-	-	13,500	13,500	
Legal Services	7020	-	-	7,500	7,500	
Management Fees	7040	8,471	9,411	48,000	48,000	
Total Professional Services		8,471	9,411	69,000	69,000	
Other Expenses						
Reserve Contribution Expense	9105	2,348	2,919	60,000	60,000	
Total Other Expenses		2,348	2,919	60,000	60,000	
TOTAL OPERATING EXPENSES		37,023	38,534	692,160	692,160	
ASSOCIATION INCOME (LOSS)		(8,553)	(1,430)	-	-	

ASSESSMENTS

2026 Annual Common Assessments		1,236
2026 Quarterly Common Assessments		309

2025 Annual Common Assessments		1,236
2025 Quarterly Common Assessments		309

Salt Grass at Ward Creek
2026 Service Area Budget

	G/L Code	2026 Buildout Budget
INCOME		
Residential Assesments	4000	121,320
TOTAL INCOME		121,320
Landscaping		
Grounds & Landscaping - Contract	6100	86,400
Pinestraw	6145	22,320
Tree Maintenance	6160	12,600
Total Landscaping		121,320
TOTAL GENERAL EXPENSES		121,320
NET INCOME		-

Salt Grass Common Assessments		2026
Annual		1236
Quarterly		309

Service Area Assessments		2026
Annual		1003
Quarterly		251

Total Assessments for Common and Service Area		2026
Annual		2239
Quarterly		560